



FOR SALE OR LEASE

116 Gallery Circle
San Antonio, TX 78258

- Medical Owner/User Opportunity
- Building Size: $\pm 12,106$ SF
- Space Available: $\pm 4,187$ SF

TURN KEY MEDICAL OFFICE



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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PROPERTY HIGHLIGHTS

- Year Built: 1999
- Turn Key Medical Offices in the heart of Stone Oak Medical center community.
- Elevator Access to second floor offices
- Fresenius Dialysis anchored building. Fresenius Dialysis anchored building occupies 7,415 SF (Entire First Floor)
- \$115,570 Average Household Income in 5 mile radius.
- 1 mile from Methodist Stone Oak Hospital & North San Antonio Baptist Hospital.
- 210,000 population in 5 mile radius.
- Convenient access to popular retail & restaurants.
- Current Occupancy: 65%
- Long-term tenancy and cash flow

- **$\pm 4,187$ SF**
TOTAL SF AVAILABLE
- **$\pm 12,106$ SF**
TOTAL BUILDING SF
- **\$19.50 PSF + NNN**
LEASE RATE
- **MEDICAL OFFICE**

FLOOR PLAN

